



**2221, 15 Skyview Point Crescent NE
Calgary, Alberta**

MLS # A2296834



\$264,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	\$ 368
Basement:	-	LLD:	26-25-29-W4
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: Window Coverings

Welcome To This Brand-New, Move-In-Ready End Unit 1 Bedroom + Den, 1 Bathroom Condo Located In The Vibrant And Rapidly Growing Community Of Skyview Ranch In NE Calgary. Thoughtfully Designed For Modern Living, This Bright And Airy Home Features 9-Foot Ceilings And Expansive Windows That Fill The Open-Concept Layout With Natural Light. The Spacious Den, Complete With A Large Window, Offers Excellent Flexibility And Can Easily Be Converted Into A Second Bedroom With The Addition Of A Door. Wide-Plank Luxury Vinyl Flooring And Quartz Countertops Throughout Provide A Sleek, Contemporary Finish, While The Fully Upgraded Kitchen Showcases Stainless Steel Appliances, An Over-The-Range Microwave, Soft-Close Cabinetry, A Pantry, Quartz Countertops, And A Convenient Breakfast Bar—Perfect For Casual Dining, Working From Home, Or Entertaining. The Kitchen Flows Seamlessly Into The Living And Dining Areas, Creating A Comfortable And Inviting Space. This End Unit Offers Generously Sized Rooms And A Modern 4-Piece Bathroom Featuring Quartz Countertops And Quality Finishes, Along With In-Suite Laundry, Upgraded Designer Window Coverings, And A Large Private Balcony Complete With A BBQ Gas Line—Ideal For Outdoor Relaxation And Entertaining. The Property Includes Titled Underground Parking And A Titled Storage Locker, Providing Added Convenience And Value. Located In A Newly Constructed Building, Residents Benefit From Low-Maintenance Living With Close Proximity To Shopping, Schools, Public Transit, Major Amenities, Calgary International Airport, And Quick Access To Stoney Trail For Easy Commuting Throughout The City, Along With Secure Underground Bike Storage. Ideal For First-Time Buyers, Professionals, Or Investors, This Turnkey Condo Offers An Excellent

Opportunity To Own In One Of Calgary's Most Desirable And Growing Communities, Providing A Smart Alternative To Renting While Building Equity In A Modern And Well-Connected Location. Please Note: Property Taxes Have Not Yet Been Assessed And Additional Units Are Available—Contact Listing Agent For More Information.